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THE INLAND ARCHITECT & BUILDER.

ARCHITECTURE
BUILDING * DECORATION

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A MONTHLY JOURNAL
(With an Intermediate News Number)
DEVOTED TO WESTERN INTERESTS.

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DEVOTED TO

ASSOCIATION AND BUILDING NEWS.

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THE index to volumes V. and VI. of The Inland Architect and Builder was prepared to be issued with this number, but is withheld until the March number, that it may be received without crushing in the mails.

IN ordering the exclusion of the professional abstract makers from the Cook county (Chicago) recorder's office, the county commissioners have apparently not only attempted a measure which they cannot legally carry out, but have arrayed against them the entire real estate interest of the city. For many years preceding the great fire, the main abstract business was carried on by three private concerns, and when the county records were destroyed, these firms' records were of inestimable value to the public. The business has grown through the accuracy and promptness of these firms, so that, at the present time, the general opinion is that should the business be taken from the hands of the private firms, the delays of the recorder's office would drive away eastern and outside capital generally, while the inaccuracies would be irreparably injurious. The Chicago Real Estate Board should take immediate action, and, by establishing a recording office under the administration of the abstract firms, followed by a permanent legislative enactment, secure to the city a recording office in which the recordership would be a life office, and wholly separate from local political influence. The old Board of Trade building could be secured and utilized, and this seemingly disastrous move of the county commissioners might result in a permanent and exceedingly advantageous system. The time has come when the future reliability of the records of abstracts of title to property should be permanently secured. As the case stands, the county cannot give an abstract farther back than the great fire.

Illinois State Association.

AT the regular meeting, February 5, after the usual elaborate lunch had been served and duly discussed, the members were called to order by Vice-President H. L. Gay. The minutes of the previous meeting were read, by Secretary Sullivan, and approved, which included the election of the veteran architect, John M. Van Osdel, to honorary membership. Secretary Stiles, of the executive committee, reported that the committee decided to do nothing with the funds now in the treasury until permanent quarters were determined upon. It was intended to have Architect Van Osdel and Commissioner D. C. Cregier present to take part in the discussion, but in their absence after the announcement that at the next meeting papers would be read upon the sanitary arrangement of buildings by Dr. De Wolf and others, the subject of the bearing capacity of Chicago soil and the construction of foundations was taken up, led by Architect Frederick Baumann and followed by a general discussion of the subject by members.

Mr. Baumann commenced by describing the soil upon which Chicago was built, a bed of blue clay underneath the subsoil and below this a yielding muck of less than half the bearing capacity of the clay. Elaborating upon the formation of this clay he coincided with the theory advanced by the Danish writer, Ignatius Donnelly, of Minnesota, in his "Rognarok" in which he describes a period, 5,000 years past, when comets colliding with the earth precipitated this clay and boulders upon the earth in different thicknesses. As this was accompanied by rain the action of water is found with the deposit. This clay is not found in eastern Asia, Australia or western North America but the fact that animals, natives of southern latitudes, are found imbedded in the clay in the North indicates that this action took place in a few hours and the mammoths of which we have the perfect skins and skeletons in the museums of St. Petersburg were suddenly transported to the locality where found by the rush of water.

Now this is the blue clay we have to build on. We find traces of creeks or water passages which make an uncertain solidity in the surface and make great care necessary in laying foundations. The soil was good when dry but very treacherous when wet. The speaker called attention to this by cases in point where buildings had settled, and where the Catholic church is located caused a great deal of trouble when the tower was erected. There is to this blue clay a certain resistance to pressure and this pressure must be stable in itself. It need not be demonstrated that the first principle is that we put the weight on the center of the foundation

though a practical rule is that the outside may be a little the larger to make an inclination inward. The pressure of buildings always comes on the ground itself and not on the foundations; hence, the ground is the prime subject for consideration. On this, a substance must be placed which is not yielding in itself. It need not be dimension stone necessarily. That is used so frequently only because it is cheap and abundant.

He laid down, as a first principle, the fact that the areas of base must be in due proportion to the superincumbent loads, and the centers of these areas of base must coincide with the axes of their loads. To illustrate the second portion of this principle, he would take a piece of plank one foot square, resting on water. If a stone be placed directly in its center the plank will keep its true level, but, if placed upon one corner, the plank assumes an incline position, and the axis, which must retain its original angle with the base, is thrust out of its perpendicular line.

Therefore, when a base is laid on this clay, and the axis is placed away from its center, there is a corresponding settlement toward the side having the least projection of base. He would establish a rule, therefore, to make the outside projection a little the largest, so that the settlement of the walls, if any, would be inward, where the joists would keep them apart. If the settlement be outward, there is nothing but the anchors to keep the building from parting, and anchors are never strong enough to do this. In cases where there are high and heavy outside walls, with light inside walls, unless the foundations for the inside walls are constructed proportionately to the weight they have to carry, the walls will go over every time. Before this principle became known, and learned by experience, there were many failures of buildings in Chicago. In building the storage reservoir for the old water-works in 1854, on the old "rookery" lot, where Burnham & Root are now constructing a building, there was a circular wall three feet in thickness, upon which the tank was supported. In the center was a light wall which contained the inlet and outlet pipes. When the water was let on the resistance to pressure on the inside wall being less than it should have been, the ground under the center was forced up and threatened the collapse of the structure. The water was let out as quickly as possible, and a wall constructed intermediately between the outside and center walls, thus equalizing the pressure. If these principles are observed and the weight is carried evenly there can be no remarkable difficulty in building foundations.

The chair said that the meeting was entirely informal and would call on Architect Dankmar Adler, who said: Mr. Baumann is the one of all architects who first formulated the theory of isolated piers and their proportional construction into shape for use by architects without practical experience. Mr. Baumann's publication entitled "The Art of Preparing Foundations for All Kinds of Buildings, with Particular Illustrations of the 'Method of Isolated Piers' as Followed in Chicago," issued in 1873, was the first publication on this important subject. It required the experience of many years to secure for these principles general recognition and adoption. There were all sorts of arbitrary notions prevalent among constructors; one was as to the peculiarities of a corner pier. It was assumed that a corner pier must necessarily be made much larger and heavier than any other. As late as 1878, when I constructed the Central Music Hall, a prominent architect protested against the smallness of the foundation for the corner pier. He was sincere but misinformed, overlooking the fact that the foundation was constructed directly in proportion to the load put upon it. Incidents are numerous illustrating the correctness of the theory. In many instances it is a positive error to make a foundation large. I remember, five years ago, we constructed a store building between two heavy party walls, between which were two piers designed to carry a light iron and glass front. The building was rushed through without as close supervision as should have been bestowed upon it. When the foundation was completed, the mason contractor came to me and said that he had done a good job on the center piers. He had put in "busting" good foundation stones, instead of using small stones as specified. I became alarmed, and upon examination found that instead of stones two feet six inches square, as specified, he had put in one three feet by four feet six inches, and the other over four feet square. By and by the building was up, and, as I expected, the walls at the side began to go down with the center piers rigid. I had the long stone drilled off, and, as it was impossible to drill the other off, I had the corners cut off, and kept a man employed for several days in keeping the soil loose underneath the outer edges of the stones, until, in ten days the trouble was corrected. In many cases where breaks occur in fronts it is due to a like cause. Another condition of Chicago soil makes foundations suffer. Once in a while we strike a soil which is a mixture of quicksand and clay. If the foundations are lower than the sewers, it makes a good substratum for buildings. But if rain comes during work and fills the trenches the foundations will suffer more than in other soil. There is no remedy except to scoop out the wet slush and fill up with dry. Another source of difficulty is an error which is made by all of us in all kinds of buildings, in calculating too great a load for the floors which, except in the case of warehouses, rarely ever receive the load calculated upon. The interior pier foundations are made too heavy, and the result is that the outside walls go down and the inside piers go up. We almost always allow for a load which will never come. Again, in small buildings, there seems to be a holding in of the soil by outside walls, causing a convexity of surface. A method has been introduced of using T rails and concrete in foundations which has become generally used in the large buildings now being erected. Mr. John W. Root is present, and as he has large experience with this method as well as with construction under cover, he could perhaps give valuable information and data on this subject. In regard to Burnham & Root's construction of foundations in winter under cover they deserve great credit, in the same degree as is awarded to the man who causes two blades of grass to grow where one grew before.

Mr. Root said: I agree with all that has been said by Mr. Baumann and Mr. Adler, and to one point mentioned by Mr. Adler too much emphasis cannot be given, this was the disposition to fortify strongly, light-carrying piers. Light piers should be correspondingly lightly based and bases of heavy piers strengthened. The light pier also has to resist the upsetting wave caused by the downward motion of large piers. The weight which is apportioned to the light piers does not come upon them until the heavy piers are weighted. Inside piers should settle more than outside walls, in order to bring the thrust of the walls inward. We have used steel rails for piers because they have been forced on us. In large mercantile buildings the sub-basement is quite as valuable as the first story and, with dimension stone, the piers are so large that no space is available. The necessity first arose in the construction of the Montauk block, where some light and easily handled material had to be used, which excluded dimension stone. Our method of using steel rails is to lay enough concrete on the clay to secure a perfectly level bearing surface. On that, lay the rails, grouted in and covered over with concrete, providing for a theoretical load of 3,000 pounds to the square foot. Another section of rails is then laid and the pyramid, when complete, represents a solid mass of composite iron and concrete. Upon this the plate is laid and the pier erected and the result is that the piers in the basement are no larger than those in the first story. Heaviest steel rails are more economical than light, or even than wrought-iron. We adopted the cover over our foundation work also under necessity, as the work had to be rushed and we could not allow the weather to interfere. The shed over the foundations for the Phœnix building on Jackson and Clark streets, cost less than $1,200, and about one half of that will come back in lumber which can be used for scaffolding, etc. The shed is perfectly lighted and a few salamanders keep it perfectly heated.

In the general discussion which followed Mr. Baumann said: I might speak of cases where it is necessary to put very light piers between heavy walls close together. You can either put iron beams across from wall to wall and erect piers on them, or throw across light arches and put piers on them.

Chicago Builders' and Traders' Exchange.

THE second annual report of the exchange, recently issued, shows an exceedingly prosperous condition. The treasurer's report for the year shows a surplus of $8,024.10, with a library and furniture which swell the assets of the exchange to $11,080.86. The membership of 485, shows an increase of 80 during the year. But one death has occurred among the members during the year.

At a special meeting called on the 12th inst., by the secretary, to take action upon the amendment or repeal of the lien law of the state, the attorney for the exchange, Mr. E. E. Prussing, made the following remarks upon its history and practice:

* The mechanics' lien laws of the several states are designed (1) to aid mechanics in securing compensation for their services; (2) in a greater or less degree to secure the wages of laborers employed by the chief contractors upon buildings and other improvements upon real property; and (3) to secure the furnishers of material, such as lumbermen, brickmakers, etc.

The lien is a preference given by law over the other creditors of the party for whom the work is done or material furnished, upon the land or improvements thereon, or both. The right is founded solely upon the statute, and unless the party claiming to be entitled to its benefits brings himself within the regulations so prescribed, he is without remedy of this kind. Its force and efficiency are derived from a strict compliance with the statute. Its principles are believed to be founded in natural justice and equity, in that he who shall have enhanced the value of the real estate by his labor, or by materials supplied for its improvement, shall have a preferred claim on the property to secure the payment for such labor or materials.

The general current of authority in the courts favors and indulges liberality toward claims under the mechanics' lien laws, and as a rule it may be said that a proper compliance with the statute provisions will in all cases secure to the claimant a just compensation.

The law is usually meant to secure certain classes: first, the contractor, or principal in the erection or improvement; second, those who are sub-contractors, as laborers and workmen, and also all such as furnish any and all materials for the buildings, etc., and who sell or furnish such material to the contractor. For, if they furnish the material directly to the party for whom the improvement is built, they are contractors, and their rights are governed by the rules applying to contractors. The various parties in such a lien are the "owner," or principal for whom the work is done, the "contractor," or original party who undertakes to perform the work, or do both this and furnish the material, and the "sub-contractor." The latter class comprises all persons who are hired by the "contractor" to work for him upon the erection or improvement as laborers, bricklayers, carpenters, and workmen generally; also all persons of every trade who may or do furnish any materials, as lumber, brick, lime, hardware, stone, etc., for the building or improvement. The *sub-contractor*, then, is any and every person below the party who makes the original and independent contract to perform the work and furnish the materials for the erection to be put up. He is any hired help employed by such principal, or who furnishes any or all materials required.

There is no direct evidence as to what cause in particular gave rise to the system of mechanics' lien adopted in the United States. It has been supposed by some that in Pennsylvania, which was among the first to establish the principle, it owed its existence to the analogous provisions contained in the act of that commonwealth of 1784, relating to persons employed in building and repairing vessels. Others seem inclined to trace its origin exclusively to the necessity in a young and growing country of fostering mechanical and industrial pursuits, and the manifest equity of dedicating primarily buildings and the land upon which they are erected to the payment of the labor and materials incorporated, and which have given to them an increased value, the expediency of encouraging the building of towns and cities, together with the natural justice in the statutes, and the power in a republican government of the class itself the law was designed to protect, early in the history of this country gave birth to this system, which, in the completeness of the lien, secured the remedy, the protection of the rights of all parties, and its limited and harmonious restrictions upon the conveyance of real property far surpasses similar provisions of the civil law, and of those countries which have founded their jurisprudence on its principles. The first attempt to create a mechanic's lien arose from a desire to establish and improve, as speedily as possible, the city of Washington as the permanent

* The matter here presented is condensed from various well known text-books on the subject of mechanics' liens.—E. E. P.

seat of government of the United States. At a meeting September 8, 1791, of the commissioners appointed for this purpose, at which both Thomas Jefferson and James Madison were present, a memorial was adopted urging the General Assembly of Maryland to pass an act securing to master builders a lien on the houses erected and land occupied, which was, during the same year, followed by the passage of the law as requested. The next statute on the subject was passed by the legislature of Pennsylvania in the year 1803. These statutes, while they contained the germ of all subsequent legislation on the subject, are imperfect and meager in comparison to the state of the law at the present time. The whole subject has been one of gradual growth, extending from imperfect and limited enactments, embarrassed by adverse decisions, to be the settled policy of all the states, and of unquestioned importance. The experiment was at first confined to towns and cities, but has, by degrees, as its necessity and justice became apparent, extended itself, in a majority of the states, to the agricultural districts. The lien was designed, in its inception, for the most part to secure only the original contractor until the frauds perpetrated upon sub-contractors and workmen gave rise to amendments for their proper protection. It attached, in some of the states, only when the party making the contract was the owner of the legal title in fee simple. It is now generally provided that, however small may be the interest of the contracting party, the lien fastens itself to that extent. Formerly it applied by some statutes only to cases of original construction; it is now almost universally applicable to repairs. It was confined, in some localities to the building of dwelling-houses; at present, where the pursuits or industries of the particular section of the country render it of sufficient importance, it attaches to bridges, canals, flumes, railways, etc. Distinctions were sometimes made between labor performed and materials furnished; they are now universally deemed equally meritorious. And where statutes failed, by express terms, to subject the land to the lien, as well as the building, the courts have, by judicial interpretation, remedied the defect. These, and many other changes, will suffice to show the stages through which the law has passed. Its complete history is not to be found in the enactments of any one state; as each has legislated upon the subject it has been guided by the experience of others, extending its provisions when necessary, and, in some instances, repealing privileges found to operate injuriously to the public, and which were passed through, probably, an over-anxious zeal to protect the laboring classes, until a system has grown up at once just and rational, securing the public from all danger of secret liens, and labor and capital their lawful rights. It is not to be assumed, however, that the statutes of any one state have presented all these defects, or have attained a perfectness as to render future legislation unnecessary. In some the law is still inadequate to the full protection of the rights of the working-man and material-man; while in others the privileges secured operate with hardship upon owners, and, reflectively, to the detriment of the mechanics. The true system is to be found in that which gives an undue advantage to none, while recognizing the just rights of all.

The mechanics' lien law of this State provides that two classes of persons shall have liens. The first class comprises those persons who contract directly with the owner, whether as builders, mechanics or material men. The second class comprises those who deal with those persons who have contracted with the owner, and these, whether builders, laborers or material men, are called sub-contractors. Our law makes no provision for the very large number who, either as laborers, mechanics or material men, deal only with the sub-contractors.

The provisions for the benefit of the persons dealing directly with the owner are simple and effective. They give a secret, first mortgage lien on the building, and on the owner's interest in the land, be that interest more or less. Little or no complaint is ever made with respect to them.

The provisions for securing a lien to the second class, that called sub-contractors, are not quite so simple.

They are in brief, *first*, that the aggregate of the liens shall in no event exceed the sum fairly fixed as the contract price between the owner and original contractor, and, *second*, that the sub-contractor shall give due notice of his claim to the owner, and no claim of any sub-contractor shall be a lien except so far as the owner may be indebted to the contractor at the time of giving such notice or may become indebted afterward to him as such contractor.

The result of these two provisions is that the sub-contractor's lien is enforced by a sort of garnishee process, and its security is entirely dependent upon the amount due the original contractor at and after the time of giving the notice.

These provisions of the law in this State and elsewhere are the cause of frequent complaint *because of the failure to give notice in time to secure claims, either in full or in part*, in fact it may be said, this is the sole ground for complaint with respect to these provisions, for it is very seldom that the owner and contractor can so collude with respect to the price of the work as to seriously affect the sub-contractors.

To these complaints there is one, and, so long as the law remains unchanged, only one reply:

"Give notice of your rights in every case at the beginning of your undertaking either as mechanic or material man." Make it fair and respectable to give notices of such claims by agreeing among yourselves that it shall be done, and that you will deem it unprofessional, unbusiness-like and ungentlemanly conduct on the part of any architect, builder or mechanic, a member of this board, to complain of it.

Whether the right to a lien should be extended to those who deal with the sub-contractor and so, are at present unprotected is an open question. The courts and public are decidedly opposed to it, and their reasoning finds expression as follows: Although the sub-contractor and material man have been secured, in many of the states, either a lien on the property or a right of action against the owner to recover any balance due the contractor on his contract, yet these privileges have been more rarely extended to sub-contractors in the second and third degree. The plainest expressions of law must be adduced to entitle them to the remedy. Statutes which are opposed to common right and confer special privileges upon one class of community not enjoyed by others, should receive a strict construction, and parties claiming its benefits must bring themselves clearly within its provisions. To allow the right of lien to a sub-contractor in the third or fourth degree or beyond would be impracticable, as well as imposing hardships which would follow in many supposable cases. If the right to the lien can be extended indefinitely, then it is very obvious there would be no safety in contracting for the erection of a building, and no prudent man would do it. The operation of the act might also be extremely oppressive upon the contractor; and his only protection would be in refusing to sub-contract the job, because if the remote workman under the sub-contractor, in whose contract the original contractor has no interest, over which he can exercise no control, and which therefore may be injudicious and extravagant for ought he can do, can, by presenting his attested account to the owner collect it, so far as any balance due the contractor remains in his hands, the whole fund may be exhausted in spite of the contractor, though the job may have been but partially finished. To make the original contractor liable for the debts of his sub-contractor, *ad infinitum*, would necessarily be injurious to the mechanics themselves, particularly to those of limited means. It would be unsafe in that case for the principal contractor to make any payments or advances to the sub-contractors who had undertaken to do particular portions of the work, until their several jobs were completed, and they had furnished to him conclusive evidence that all the journeymen and laborers employed by them respectively had been paid in full, and the various sub-contractors would have to raise money some other way to pay such journeymen and laborers, or those who actually did the work would have to wait until the sub-contract was fulfilled, so that they and the sub-contractor could be paid off by the original contractor at the same time, the probable effect of which would be to suspend the payments of the daily pittance which the journeyman frequently wants for the immediate use of himself and his family, or to compel the great mass of industrious and enterprising mechanics in our cities who have as yet acquired no capital and but little credit, to become mere journeymen of a few wealthy contractors, by placing them in a situation in which it would be impossible for them to obtain sub-contracts for a part of the work.

A general discussion of the law then followed. Mr. William E. Frass thought the law failed in its objects, especially in not fully protecting the material man. Mr. Hinchcliff thought the law ought to be amended so as more fully to protect the sub-contractor and the material man.

Mr. Scates was of the opinion that everybody was fully protected under the law if he put himself strictly within the law, except in cases where incompetent contractors had undertaken to build at too low a price. He thought, moreover, that it would be pretty hard to frame a law requiring owners to know what a building ought to cost and accepting no bid for a less price, or to prevent incompetent contractors from making bids.

Mr. Hunter believed the building trade would be better off without any more protection than the ordinary processes of the law given to the wholesale grocers and dry goods merchants, that the tendency now was to create too much class legislation and this was all wrong. The statute books were lumbered up with too much law that was not equity.

Mr. Corcoran believed the present law should be repealed and a simpler but more sweeping one passed in its place. Mr. Hinchcliff moved that a committee be appointed to interest kindred organizations throughout the state in this matter and secure the passage of a simpler but more effective law in its place. This resolution was referred to the executive committee. The meeting then adjourned for two weeks.

The managers of the Exchange are earnestly at work organizing an exhibit of all the materials and appliances connected with building, and have, as a preliminary, secured exhibits from a large number of the leading local firms, the first four days of canvass showing upward of 1,000 square feet taken. The entire building, six stories, 80 by 160 feet, has been placed at the disposal of the Exchange, and will be fitted for its use as the demand for space requires. The Exchange takes the rental responsibility and will charge exhibitors for space pro rata, at the same time guaranteeing that the cost shall not exceed $3 per square foot of space. As the prospect for a full representation of all the reliable building material in the country, east or west, seems to be assured, a reduction from this rate will probably occur before the story to be added to the building especially for the exhibits is completed. It is expected that the exhibit will be open to the public May 1.

Synopsis of Building News.

Abilene, Kan.—Architect H. M. Hadley, of Topeka, Kan., reports: For M. M. Shipe, two-story frame dwelling, Queen Anne style; cost $4,500; finishing.

Asheville, N. C.—Architect Joseph F. Baumann, of Knoxville, Tenn., reports: For First National Bank, three-story brick building, 33 by 60 feet, slate roof; cost $4,300; making drawings. For T. J. Van Gilder, two-story brick residence, 60 by 80 feet, slate roof; cost $15,000; drawings under way.

Atlanta, Ga.—Architects Edbrooke & Burnham, of Chicago, Ill., report: For Y. M. C. A., four-story and basement building, 65 by 90 feet, the front will be of rock-faced and dressed stone; cost of building $75,000.

Chicago, Ill.—Architects Burnham & Root, report: For Argyle Apartment House, 172 by 38 feet, corner Jackson street and Michigan avenue, seven story, pressed brick and iron building, fireproof. For Pickwick Flats Co,, six-story and basement fireproof flat building, 30 by 40 feet, corner Michigan avenue and Twentieth street, basement granite, superstructure pressed brick.

Architects Adler & Sullivan report: For W. A. & C. J. Peck, southeast corner South Water and La Salle streets, 80 on Water by 100 on La Salle street, six stories and basement, Purington pressed brick and limestone trimmings; cost $30,000; contractors, E. Earnshaw, mason; Blair & Bristol, carpenters.

Architect W. W. Boyington is advertising for bids for bronze bookcases and brass elevator guards for the Illinois State house, bids to be opened March 18, at Springfield.

Architect H. R. Wilson, reports: For W. H. Thomas, seven-story brick and stone office building, 65 by 50 feet, corner of Dearborn and Harrison streets, steam heating, elevator, etc.,; cost $50,000; under way. For R. Granger, two-story and attic frame dwelling, 30 by 48 feet, at Lake View, steam heating, hardwood finish; cost $5,000. For W. F. Whiteman, three-story apartment building, 46 by 72 feet, Laflin and Congress streets, hardwood finish; cost $15,000. For H. Davis, four three-story and basement store buildings, 48 by 88 feet, corner of Ogden and Sawyer avenues; cost $24,000. For H. Davis, six two-story and cellar dwellings, 120 by 48 feet, corner of Sawyer avenue and Nineteenth street; cost $24,000.

Architect W. A. Arnold reports: For Lyman & Giddings, three-story apartment building, corner of Lake and Ada streets; cost $15,000. T. C. Goudie, contractor.

Cleveland, O.—Architects C. F. & J. A. Schweinfurth: For H. S. Vail, three-story double-brick tenement, 41 by 68 feet, at 265 Prospect street; cost $12,000; John Oliver, carpenter, Scott & Collister, carpenters. For C. M. Clarke, three-story frame dwelling, 35 by 68 feet; cost $15,000.

Architect Geo. H. Smith: For W. H. King, six-story business block, Ohio stone front; cost $90,000; Thomas Simmons, mason, Sayers & Watterson, carpenters.

Architects Coburn & Barnum: For Western Reserve Medical University, four-story brown stone building, 90 by 144 feet; cost $150,000; Thomas H. Lucas, mason, Scott & Downer, carpenters, Frederick Tudor, steam heating.

Architect C. O. Arry: For Mrs. A. K. Cole, two-and-one-half-story frame dwelling, 80 by 85 feet; cost $15,000; Hamilton & Looney, masons, J. Venning, carpenter.

Cleveland, Tenn.—Architect A. Delisle, of Chattanooga, reports: For Cenl tenary College, three-story brick addition, 60 by 125 feet, for music hall, general schoo-room and dormitories; cost about $10,000; projected.

Conneaut, Ohio.—Architect David K. Dean, of Erie, Pa.: School house; cost $11,000.

Creighton, Neb.—Outlook for the coming seasons building is good. It is predicted that this will be a big year for this section.

Architect N. L. Raymond reports: For E. Cheney, two-story brick bank and office building, 25 by 75 feet; cost $7,000. For W. L. Turner, one-and-one-half-story frame dwelling, 16 by 24 and 12 by 14 feet; under way; N. L. Raymond, builder.

Des Moines, Ia.—The Reformed Lutherans (Swede) expect to build a church here this season.

Louis Harbach will build a six-story business house, for retail business; Architects, Foster & Libbe.

The city contemplate building a hospital this year.

Messrs. Polk & Hubble will build forty tenements on Sycamore street; C. H. Atkin is the builder; no architect employed.

There is talk of a new hotel being built this year, on the corner of West Fourth and Locust streets, by a stock company, headed by Mr. James Savery, to be known as the "Savery Hotel."

The agricultural society will do some building on their permanent grounds east of the city; W. F Hackney is their architect.

Mr. G. M. Hipper will build a new residence on west Center street; cost about $5,600; Foster & Libbe, architects.

Mr. T. Boyd proposes to erect four business houses on Locust street, near Fifth.

The Odd-Fellows are talking of building a permanent home on their present property on Locust, between Sixth and Seventh streets.

Mr. Fritz will build a business house on the corner of Third and Locust streets.

Dodge City, Kan.—Architect H. M. Hadley, of Topeka, Kan., reports: For Dodge City, ward school house, two-story, brick, 49 by 55 feet, tin roof; cost $8,000; under way.

Dubuque, Iowa.—Present condition and outlook fair.

Architect Frid Heer reports: For Trexler Bros., three-story brick stable, 51 by 100 feet; cost $6,000; under contract. For Peter Specht, two-story brick addition to store building, 20 by 110 feet; cost $4,000; projected. For Mr. Getzen, two-story frame dwelling, 32 by 48 feet; cost $3,000; projected. For Henry Hoffmann, two-story brick store and dwelling, 26 by 100 feet; cost $6,000; under roof. For J. A. Walter, three-story brick addition, 24 by 20 feet, to warehouse, 24 by 100 feet; cost $4,000; projected.

Dyersville, Iowa.—Architect Frid Heer, of Dubuque, Iowa, reports: For Wm. Frick, two-story frame dwelling, 62 by 20, with wing, 24 by 24 feet; cost $3,500; projected.

Elkhart, Ind.—Architect A. Druiding, of Chicago: For Rev. Kroeger, Catholic church, 51 by 125 feet; brick. Contracts not let.

Englewood, Ill.—Architect David K. Dean, of Erie, Pa.: For Chas. Siegel, frame residence; cost $6,500. Under way.

Erie, Pa.—Architect David K. Dean reports the following work now under way: For Riblet Bros., furniture warerooms, 124 ft. 6 in. by 75 ft.; five stories high; cost about $25,000. For Mr. Ed. Moore, brick dwelling; cost $6,500; G. W. Fassett, builder. For Dr. T. J. Elliott, frame dwelling; cost $3,500; G. W. Fassett, builder. For First

National Bank of Erie; cost about $25,000; contract not let. For city, city hall; cost $150,000; Donnelly Bros., contractors. For Geo. Metcalf, brick dwelling; cost $8,800; Henry Shenk, contractor. For E. S. Rice, three frame dwellings; cost, each, $3,000.

Galveston, Texas.—Present condition of building is good. Outlook uncertain.

Architect J. N. Clayton reports: For J. W. Burroughs, two-story frame, metal roof; cost $2,000; under way; W. A. Powell, builder. For S. B. Burck, raised frame cottage, with attic; asphalt and shell roofing; cost $3,000; under way; W. F. Floyd, builder. For J. Z. H. Scott, one-story and basement and attic brick house; slate roof; cost $6,000; contracts not yet let. For L. Kauffmann, two-story frame; metal roof; cost $4,000; contract not yet let. For Public School, corner Avenue K and Twentieth street, two-story and basement brick building; slate roof; cost $25,000; under way. For Theo. Olmstede, two-story frame; slate roof; cost $6,000; contract not yet let. For Judge J. L. Darragh, two-story frame; metal roof; cost $4,000; contract not yet let.

London, Tenn.—Architect Joseph F. Baumann, of Knoxville, Tennessee, reports: For W. L. Kline, ten-room frame dwelling, 44 by 60 feet; cost $3,500; making drawings.

Mankato, Minn.—Building outlook is good. Much building is talked of. Blue Earth County will build a $75,000 court house this season. Mr. L. Patterson contemplates the erection of a residence to cost from $7,000 to $8,000. Mr. John Ray will build a three-story store building, 44 feet front.

Architect Geo. Pass reports: For E. Seering, farm buildings, to cost $4,000; under way. For Chas. Forster, barn, 40 by 64 feet; cost $2,000; under way.

McMinnville, Ore.—Outlook is not flattering.

Architect J. C. Cooper reports: For Presbyterian Society, veneered-brick church building, 32 by 60 feet, shingle roof; cost $4,000; projected.

Mt. Carroll, Ill.—Architect William Thomas, of Chicago, for the Mt. Carroll Hotel Company, a hotel, three stories and basement, 48 by 90, front Anderson pressed brick. Basement will be well above ground and contain barber-shop, laundry and fuel room; parlors, office, reading, dining-room and kitchen on first floor. Cost, $20,000.

Newton, Iowa.—Architect Geo. W. Fehleisen, of Chicago, reports: For First National Bank of Newton, two-story brick bank and office building, 23 by 70 feet, stone trimmings; cost, about $4,000; plans in preparation.

New Corporations.—The Chicago Fireproofing Co., Chicago; capital stock, $100,000; to mine and manufacture clay, and to mine coal; incorporators, Henry Burrell, Alexander Burrell and Archibald Burrell. Master Plumbers' Sewer Pipe Association, of Milwaukee; object, to purchase and sell sewer pipe; capital stock, $2,500; incorporators, G. A. Spence, H. C. Apel, and Charles Polacheck. Wilbur Lumber Company, of Milwaukee; object, to deal in lumber, lath, shingles, coal and brick; capital stock, $100,000; incorporators, R. H. Houghton, Joseph Kerwer and George H. Wilbur. Winter's Metallic Paint Company, of Milwaukee; object to manufacture paint and to conduct a mining business; capital stock, $10,000; incorporators, I. R. S. Isted, W. D. Halsted and F. B. Burrows.

North East, Pa.—Architect David K. Dean, of Erie, Pa.: First Presbyterian church; cost $20,000. D. McDonald, contractor.

Phœnix, Arizona.—Real estate and building is interesting many parties at present, and the outlook for spring season is favorable.

Architect J. M. Creighton reports: D. Goodrich, one-story brick, 80 by 100 feet; cost $11,000; under way, B. M. Cox, builder. For W. Reed, two-story brick, 50 by 80 feet, tin roof; cost $10,000; under way, C. Forshee, builder. For Territorial Insane Asylum, two-story brick, 300 by 40 feet, tin and shingle roof; cost $75,000; under way, Mr. Abernethy contractor. For Territorial Normal School, one-story brick, 80 by 90 feet, tin roof; cost $11,000; under way, Patton & Creighton, builders. For F. Grant, one-story and mansard, brick, 30 by 47 feet; cost $3,000; projected. For DeForest Porter, one-story frame cottage; cost $1,500; under way, J. M. Creighton, builder.

Richmond, Ind.—Present outlook is good.

Architect Wm. S. Kaufman, reports: For Second Ward School District, just commenced interior finish of two-story brick school house, 94-6 by 88-9 feet, stone trimmings; cost $16,500.

Ridgeway, Pa.—Architect David K. Dean, of Erie, Pa.: County jail and sheriff's house; cost $40,000.

Salt Lake City, Utah.—The outlook for building for the coming season is not very encouraging. Many improvements are talked of, but are made conditional upon the political trouble now existing here being settled, which it is thought will hardly occur this year.

Architect John H. Burton reports: For Salt Lake Brewing Co., two-story brick building, 40 by 70 feet; cost $5,000; Kauke Bros., builders.

Sheffield, Pa.—Architect David K. Dean, of Erie, Pa.: For Morris Straus, frame dwelling; cost $3,500. G. W. Fassett, contractor.

Sioux City, Ia.—Present condition, quiet, on account of weather; outlook good.

Stockton, Wis.—Architect A. Druiding, of Chicago: For Rev. Alten, Catholic church, 40 by 75 feet; brick. Ready for bids.

Sun Prairie, Wis.—Architect A. Druiding, of Chicago: For Rev. A. J. Kuehne, Catholic church, 45 by 100 feet; brick. Taking bids.

Terre Haute, Ind.—The outlook, to say the least, is not encouraging, it is thought that no buildings of consequence will be erected this season, while the only work of importance now under way is that upon the court house and postoffice.

Architect W. H. Floyd reports under way and nearing completion: For W. J. Worrell, three-story brick building, 22 by 63 feet, tin and slate roof; cost $4,000; J. W. Mitchell, builder. For C. Fairbank, pressed brick residence, 54 by 80 feet; cost $20,000; ready for plastering. For Vigo county, stone and iron court house, 250 by 250 feet, slate roof; cost $400,000; putting on roof, Terre Haute stone works, contractors.

Topeka, Kan.—Architect H. M. Hadley, reports: For J. O. Butler, two-story frame dwelling, 35 by 43 feet; cost $2,000; plans on the boards. For D. M. McConnell, two-story frame dwelling, 30 by 52 feet; cost $2,650; nearly completed. L. T. Mathews, two-story frame dwelling, 31 by 46 feet; cost, about $2,500; under way.

Villisca, Ia.—Architect Geo. Pass, of Mankato, Minn., reports: For H. A. Kufus, two-story frame residence, 36 by 45 feet, slate roof; cost $3,000: about to be commenced.

Wanakee, Wis.—Architect A. Druiding, of Chicago: For Rev. Gerend, Catholic church, 45 by 102 feet; stone. Taking bids.

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